# \$639,000 - 408 Pine Point, Leduc

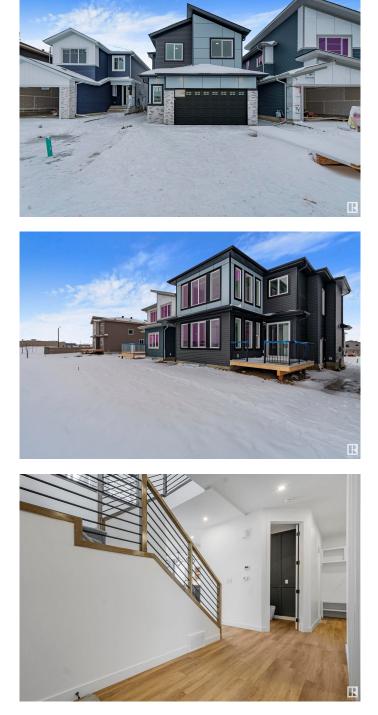
MLS® #E4427051

#### \$639,000

4 Bedroom, 2.50 Bathroom, 2,231 sqft Single Family on 0.00 Acres

Woodbend, Leduc, AB

**REGULAR 28 POCKET LOT! Welcome to this** beautiful home featuring 2230 sq ft of living space in Woodbend Leduc. This gorgeous property offers a very practical layout for your family to enjoy. The kitchen offers a large island with waterfall Quartz countertops and plenty of beautiful dual-tone cabinets. With high ceilings that are open to the second level and a cozy electric fireplace, the living room is the perfect space for your family gatherings. Upstairs you will find the additional 3 bedrooms (including the HUGE master w/ private ensuite and a balcony), a bonus room, laundry & the third bathroom. Upgraded lighting (undercabinets, step lights) and plumbing throughout, wall panelling, duradeck with picket railing, 8 foot doors throughout the house (entry and closets), floor drain in the garage, are just some of the upgrades. Total of 4 bedrooms with a separate entry to the basement and backs onto the walking trail, This home is a MUST see.



Built in 2025

#### **Essential Information**

MLS® #	E4427051
Price	\$639,000
Bedrooms	4
Bathrooms	2.50

Full Baths	2
Half Baths	1
Square Footage	2,231
Acres	0.00
Year Built	2025
Туре	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

# **Community Information**

Address	408 Pine Point
Area	Leduc
Subdivision	Woodbend
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1S7

## Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck,
	Detectors Smoke, Hot Water Natural Gas, Vinyl Windows, HRV System,
	Natural Gas BBQ Hookup, Natural Gas Stove Hookup

Parking Double Garage Attached, Front Drive Access

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Opener, Hood Fan
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior	Wood, Asphalt, Stone, Vinyl
Exterior Features	Airport Nearby, Cul-De-Sac, Golf Nearby, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Asphalt, Stone, Vinyl

### **Additional Information**

Date ListedMarch 22nd, 2025Days on Market39ZoningZone 81

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 30th, 2025 at 11:47am MDT